

Cedar Glen Disaster Recovery Redevelopment Project Area
Project Area Committee

Friday, June 17, 2005
Fire Station 91
301 S. State Highway 173, Lake Arrowhead, CA
1:00 PM

MINUTES

Members Present

Dick Pretzinger	Resident Owner-Occupant (Chair)
Kevin Ryan	Resident Owner-Occupant
Larry Doetsch	Resident Second-Home Owner
Peter Markovich	Business Owner
Wayne Palmer	Christmas in April
Chuck Peters	Lake Arrowhead Comm. Chamber of Commerce (Vice Chair)

Staff Present

John Nowak	Redevelopment Administrator
Tom Sutton	Special Districts Director
Jeff Rigney	Special Districts Division Chief
Jordan Price	Redevelopment Analyst
Gary Hallen	Redevelopment Analyst
Liz Thomas	Field Representative 3 rd Supervisorial District
Danielle Borish	Field Representative 3 rd Supervisorial District
Patrick Goode	Willdan Associates
Wes Ervin	Applied Development Economics

Call to Order

Meeting called to order by Dick Pretzinger at 1:05p.m.

Certification of Posting

Staff confirmed the agendas were posted at the following locations:

Cedar Glen Post Office,
Fire Station 91
Cedar Glen Trading Post and Hardware
Lake Arrowhead Post Office

Approval of Minutes

Peter Markovich made a motion to approve the minutes of the PAC Meeting of March 30, 2005, seconded by Wayne Palmer. Approved unanimously.

Old Business

None

Reports

A presentation was given by Tom Sutton from Special Districts regarding the creation of an improvement zone in Cedar Glen. Tom Sutton also explained the process of purchasing Arrowhead Manor Water Company. Dick Pretzinger asked if there would be any increased costs passed on to customers and when would rates change. Tom Sutton responded that an assessment will first be conducted to examine the cost of improvements and the amount time it will take to improve the water system. Kevin Ryan asked about the process and timeliness of implementing the Improvement Zone. Mr. Sutton responded that the Board of Supervisors will conduct a public hearing on July 12th, at which members of the community can provide testimony in favor of or against the creation of the improvement zone. That action will authorize Special Districts to submit a letter of intent to purchase the water company and begin negotiations with the water company and the Department of Water Resources. Tom Sutton also stated that Special Districts was contacted by the Board of Supervisors to begin this process recently. Wayne Palmer asked if the RDA could pay for the possible rate increase. John Nowak responded that Redevelopment funds cannot be used for any operating costs or ongoing maintenance.

A presentation was given by Patrick Goode from Willdan Associates regarding the proposed ten-year Housing Implementation Plan. Mr. Goode explained the Housing Plan is required by California Community Redevelopment Law, and the Plan details possible housing programs for the Agency and how the housing set aside funds can be used in the project area over a 10-year period.

A presentation was given by Wes Ervin from Applied Development Economics regarding the proposed Economic Plan for the Cedar Glen area. Mr. Ervin explained that his firm will begin surveying the businesses in the project area to assess the needs of business community. The Economic Plan will be a policy document for the Redevelopment Agency, establishing guidelines of what the future business needs for Agency assistance might be, and the types of businesses that should be encouraged to locate in the Project Area.

New Business

A presentation was given by John Nowak regarding the Agency decision to purchase the tax default properties in the Cedar Glen Area. John Nowak explained that the Agency is proposing to acquire 131 tax-defaulted parcels that were for sale by the County Treasurer-Tax Collector. The parcels will be used to the greatest possible extent for the various road and water infrastructure improvements proposed for the area. In this way the need to acquire rights-of-way from current property owners will be minimized, and there will be less impact on private home construction. Some of the parcels may also be used for affordable housing sites and open space. The parcels that are not used will be offered to neighboring property owners to be purchased, adjoining property owner will be given preference.

Public Comments

Hugh Campbell – Improvement Zone would not be good for the residents, they should all attend the board meeting on July 12th to let the Board know how bad the idea is of an Improvement Zone.

James Williamson – Tax Default properties should be tracked and residents need to know exactly who to contact if they are interesting in the Tax Default parcels.

Bruce Smith - Owns a Mutual Water company and is proposing to buy the Arrowhead Manner Water Company.

Irving Slivey – Asked if the water lines are going to go in and then the roads, will they be done simultaneously, and how soon will they be completed? Special Districts stated that it will be a collaborative effort to complete the work. The waterlines will need to be completed first and then work will begin on the roads, they will not know of the timing until the assessment is completed.

PAC Members Comments

Peter Markovich – Keep septic tanks, likes the direction that Special Districts is going to form the Improvement Zone, doesn't think the Mutual Water Company is a good idea, and flood-plain needs to be determined?

Wayne Palmer – Improvement Zone is good idea, he is satisfied with the process and what the Redevelopment Agency has done so far.

Larry Doetch – Can't the Public Works department do the transportation design study?

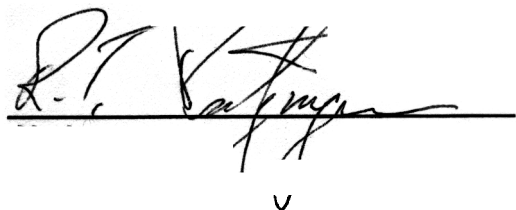
Chuck Peters - He is satisfied with the process and what the Redevelopment Agency has done thus far.

Staff Comments

John Nowak responded to questions posed by PAC members. Public Works has had a serious back log from the winter projects and has limited resources. FEMA will need to determine Flood Plain of Hook Creek. The Redevelopment Agency will be holding a community meeting after the road study is completed and will conduct presentations regarding the Housing and Economic Plans to get input from the community.

Meeting adjourned at 2:45 p.m.

Approved



A handwritten signature in black ink, appearing to read "D. J. Vafar", is written over a horizontal line. Below the line, there is a small handwritten checkmark.